Memo (-revised 4-19-06)

COLLABORATIVE DesignGroup, inc.



ARCHITECTURE

ENGINEERING

INTERIOR

PLANNING

Attention:

Barbara Armajani, Sishir Chang

Date:

4-19-06

From:

Philip Waugh

Project No:

06026.00

Re:

602 1st St N

Project Name:

602

Distribution:

BA, SC, GR

Address:

602 1st Street North

The following is a summary of the investigation into the historic status of the concrete block and brick building at 602 1st Street North.

Historic Name: Security Warehouse-NRHP form

1930-1934 Vacant (City Directory)

1936 Central Freightliners- (City Directory)

1940-1960 Reiners R. A. Co whol. Food Products (City Directory)

1951 Cheese Warehouse- (Sanborn)

Overview:

The building is located within the boundaries of two National Register Historic Districts; St. Anthony Falls Historic District (SAFHD) and the Minneapolis Warehouse Historic District (MWHD). The SAFHD, originally created in 1971, only listed buildings of "special significance"; the structure at 602 1st Street North was not listed. The SAFHD was re-evaluated in 1977 and again in 1988 using the single unifying theme of water power. The results of the 1977 study were published in <u>St. Anthony Falls Rediscovered</u> (1980). This comprehensive re-evaluation of the district identified buildings that possessed "historical or architectural significance"; the structure at 602 1st Street North was not listed.

The MWHD, created in 1989, lists 602 1st Street North as non-contributing, with a construction date of 1936.

Using the 1936 construction date the building is clearly outside the dates of significance for the MWHD which are 1865-1930. The SAFHD dates of significance were originally 1858-1930 and later revised in 1992 to be 1858-1941 due to the significant milling activity that occurred after 1930 that was centered on water power. The revision of the SAFHD included a recommendation that the boundaries be significantly redefined using the thematic context of the waterpower area directly adjacent to the falls. This action would have cut out the 1st Street North section (that was already listed in the MWHD) as it did not fall under the proposed thematic context for the district. Additionally, Jeffrey A. Hess, the historian who developed the revised context and dates, concluded that there were really five (5) thematic contexts/neighborhoods within the existing district. One of the thematic contexts, North First Street Warehouse Area, was described as "consisting primarily of massive brick warehouses built for jobbers of agricultural implements

during the period of 1880-1910". 602 1st Street North, having been constructed in 1936, again falls outside the thematic context developed by Hess in 1991. Ultimately the SHPO did not take action to reduce the size of the district due to procedural issues; however the additional research provided a more finite lens under which buildings within the district could be reviewed.

Construction Date:

For the purposes of evaluating the date of construction of the building located at 602 1st Street North the following resources were consulted.

Sanborn Fire Insurance Maps: 1912, 1951 (updates 1942)

Minneapolis City Building Permits 1888-1968

National Register Nomination forms, correspondence, continuation sheets and other material in SHPO files for the St. Anthony Falls Historic District and the Minneapolis Warehouse Historic District

Minnesota Historical Society Visual Resource Database

City of Minneapolis City Directories: 1922-1936, 1940, 1955, 1960

"Concrete Block", Arkansas Historic Preservation Program

Saint Anthony Falls Rediscovered, ed., James Berman (Minneapolis: Minneapolis Riverfront Development Coordination Board, 1980).

Onsite investigation of building construction

- The City of Minneapolis building permits indicate a brick warehouse was built at 602 1st Street North in 1888.
- The 1912 Sanborn Fire Insurance Maps show 602 1st Street North as vacant land. Likely the brick warehouse was razed prior to the 1912 Sanborn survey.
- A building appears in a 1921 aerial photograph of the area showing a narrow gable roof building with a white/light colored (brick or wood) façade.
- The City Directory's from 1930 through 1935 list 602 -04 1st Street North as vacant.
- The 1936 Directory lists 602 1st Street North as "Central Freightliners". This date also coincides with the 1936 "20x86 concrete addition and alteration" listed on the City building permit index. A site review of the building confirmed that the structure is a concrete block. However, three issues must be noted:
 - 1. The current building measures approximately 60' x 86' (plus loading dock/shed at rear) and the entire perimeter wall is concrete block. There is a clay tile demising wall that divides the building into roughly 1/3rd 2/3rds. That wall appears to date from the 1930s.
 - 2. The individual concrete blocks used on the perimeter walls measure approximately 8" x 8" x 16". This more modern size (versus the 8" x 8" x 24" stone faced) began more regular use in the late 1920s.
 - 3. After review of the building and despite a multi-pitched roof, the structure does not appear to have been constructed in stages, but rather all at once.
 - 4. The face brick is reddish-brown, simple, uniform, and appears to have been laid all at the same time. There is no indication that the façade was constructed in stages.
- 1951 Sanborn map indicates the presence of a 60' x 80' (approximately) block building at 602 1st Street North labeled "Cheese Warehouse".

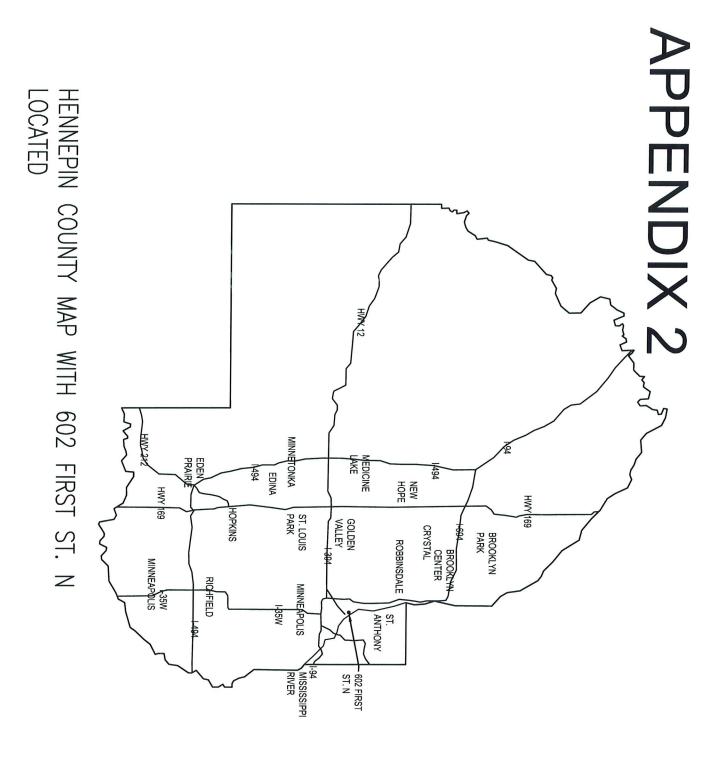
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¹ Hess, Jeffrey with Scott Anfinson, <u>Additional Information: St Anthony Falls Historic District</u>, September 1991, p3, located in SHPO Files under St Anthony Falls Historic District.

• The 1963 Sanborn shows the same size building at 602 1st Street North and formerly vacant lot directly to the west now contains a 2 story concrete block building (built in 1958 according to the Map).

Conclusion:

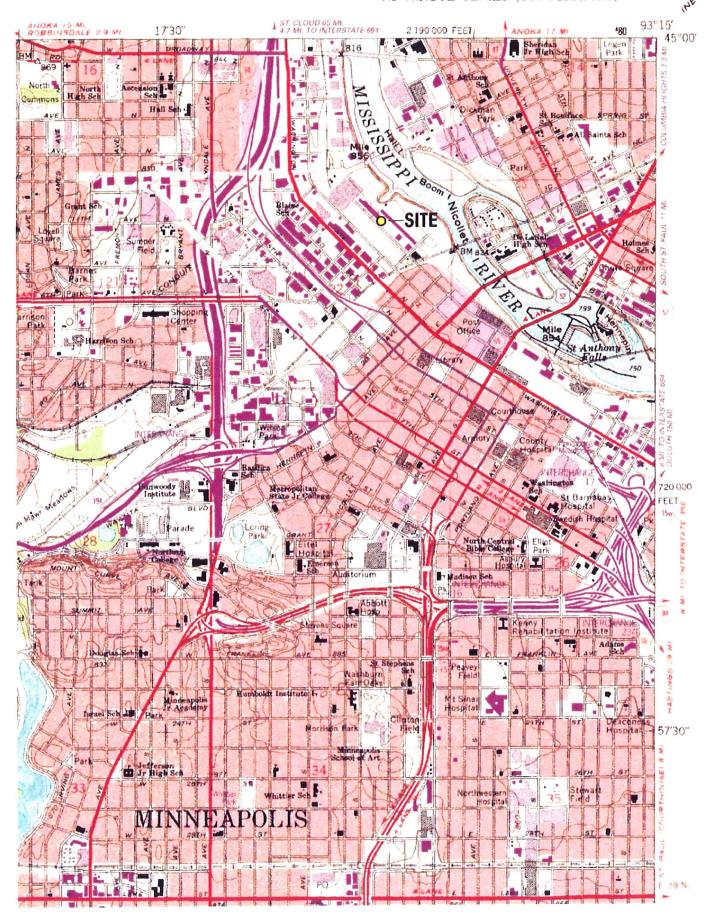
Given the physical evidence of the building having a uniform perimeter wall constructed out of an 8x8x16 CMU (in more regular use in the 1920s and 30s) and a uniform face brick façade, we conclude that it is highly unlikely that the building was built before 1936 date indicated on the building permit application. The existing documentation for the SAFHD does not give the building a contributing or non-contributing status. However, of the evaluations and re-evaluations of the SAFHD, none of them identified 602 1st Street North as possessing historical or architectural significance. Furthermore, the building does not fit within the dates of the established thematic context for the area; therefore, we submit that the building is non-contributing to the St. Anthony Falls Historic District. Furthermore, we concur with the findings of the National Register nomination form for the MWHD that states the building is a non-contributing element, as the date of construction falls outside of the dates of significance established for the district.

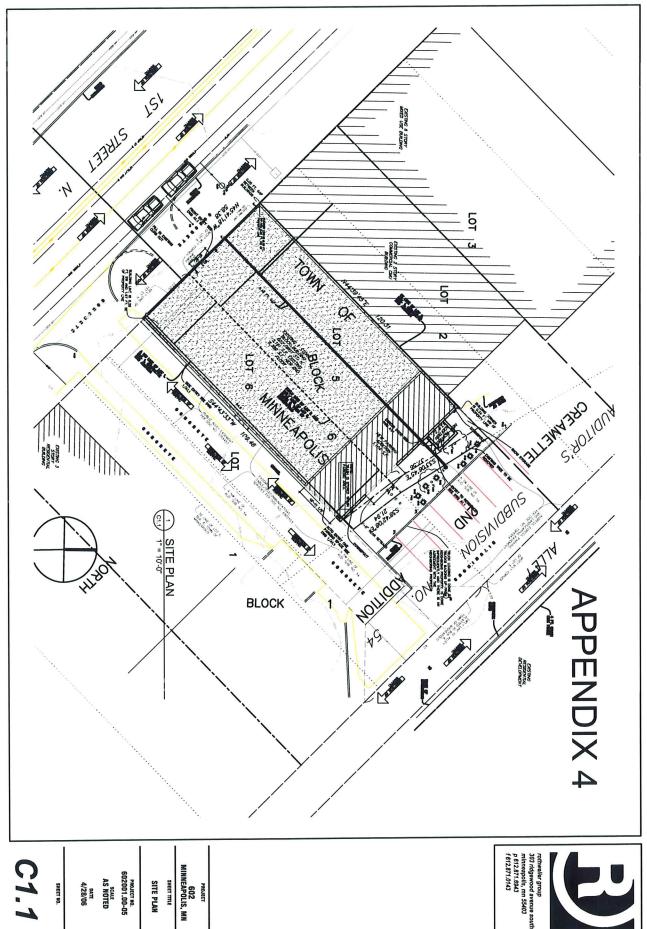


APPENDIX 3 MINNEAPOLIS SOUTH QUADRANGLE MINNESOTA-HENNEPIN CO.

MINNESOTA-HENNEPIN CO.

7.5 MINUTE SERIES (TOPOGRAPHIC)





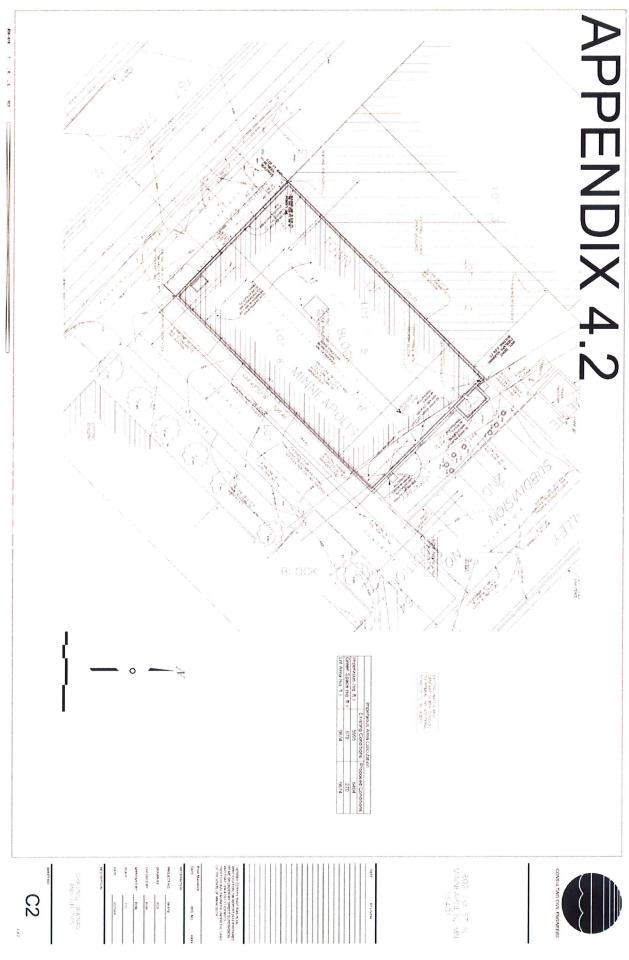
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SITE PLAN



APPENDIX 4.

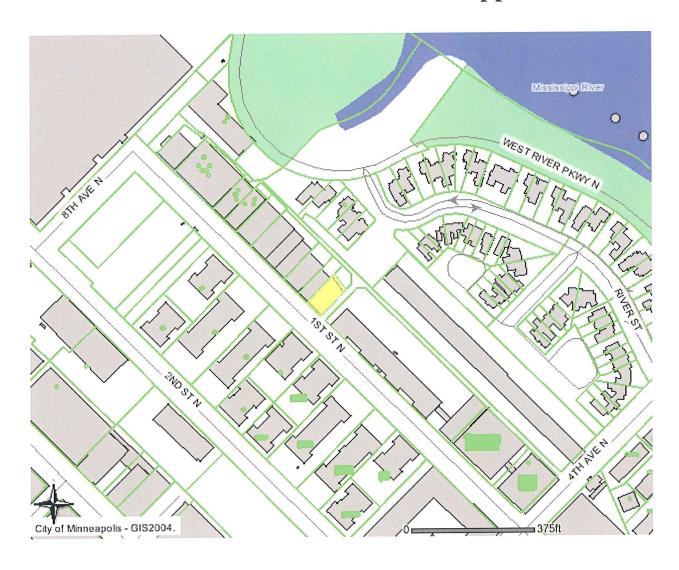




Appendix 5

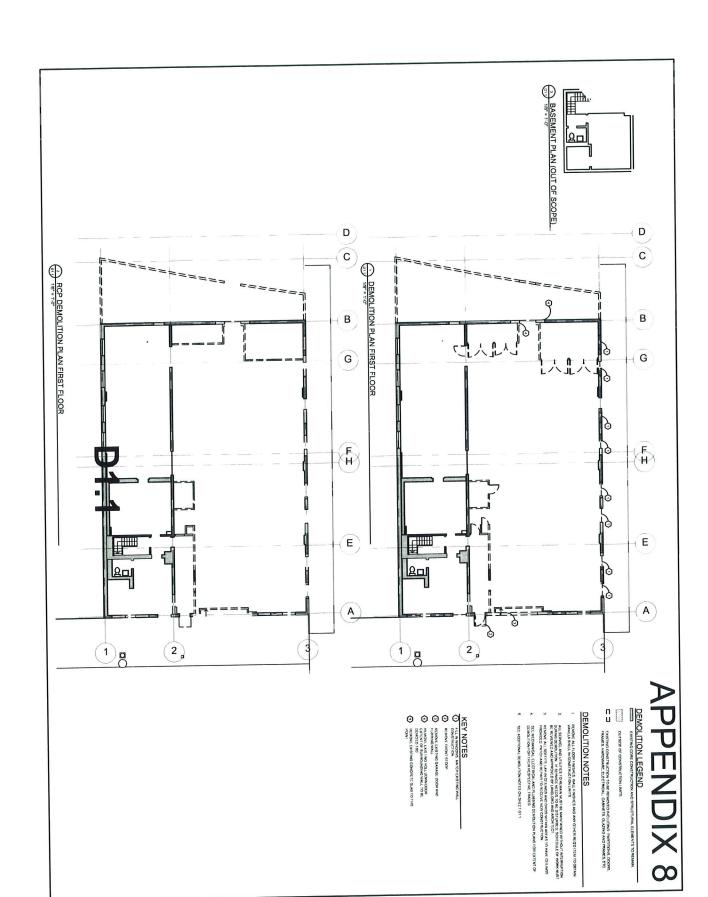


Appendix 6



Appendix 7





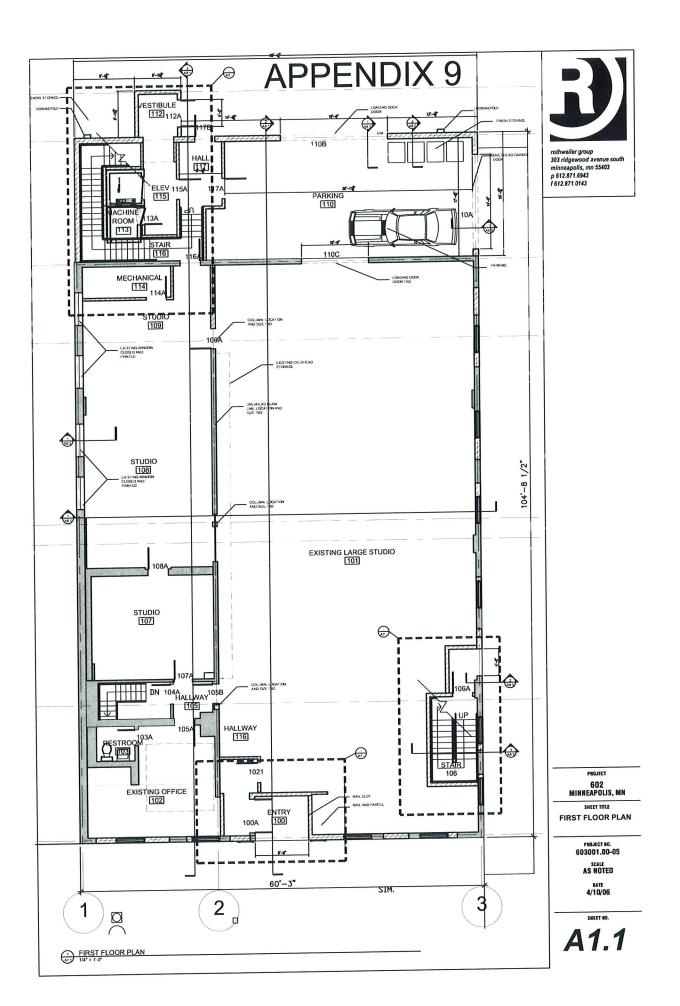
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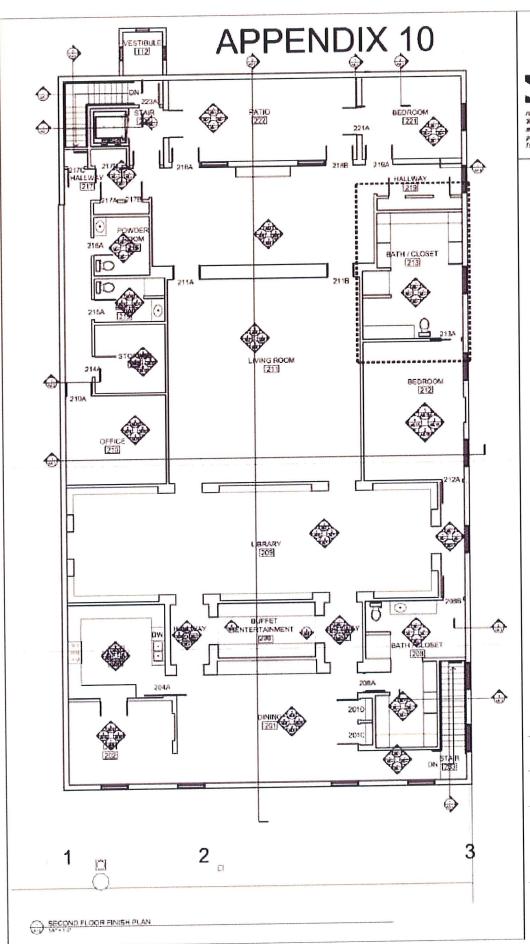
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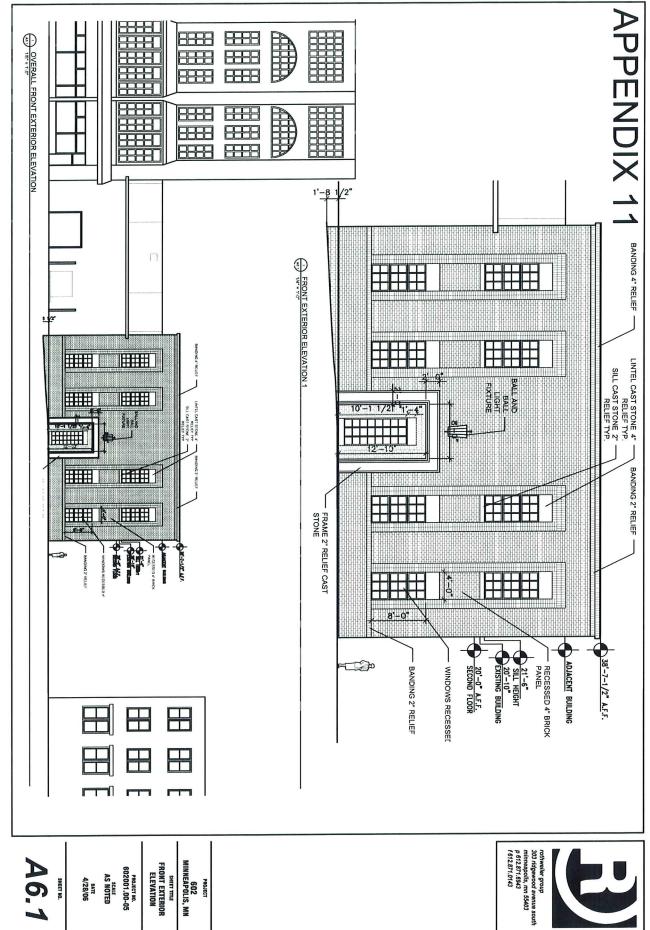




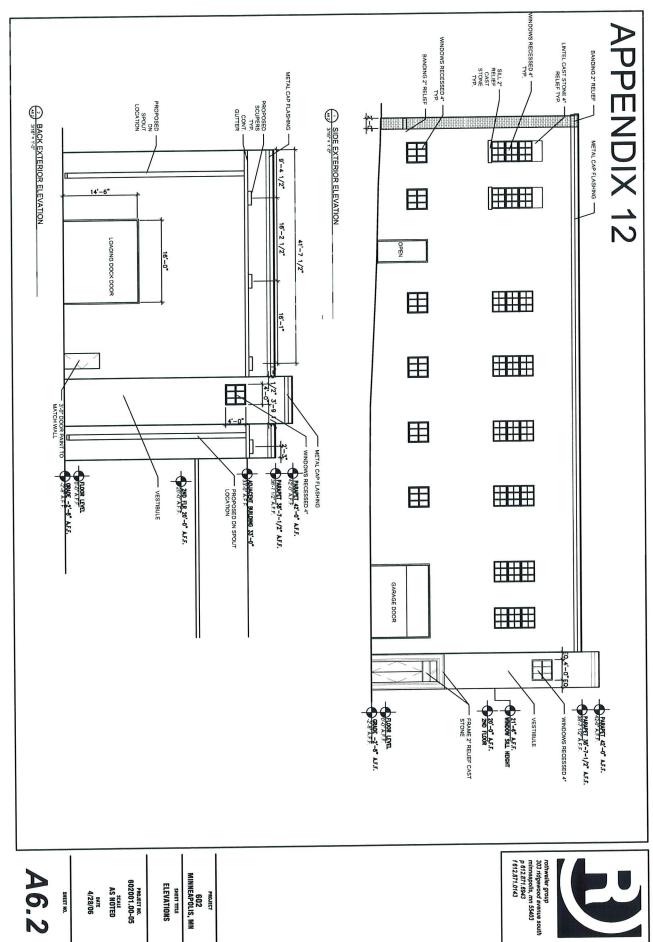


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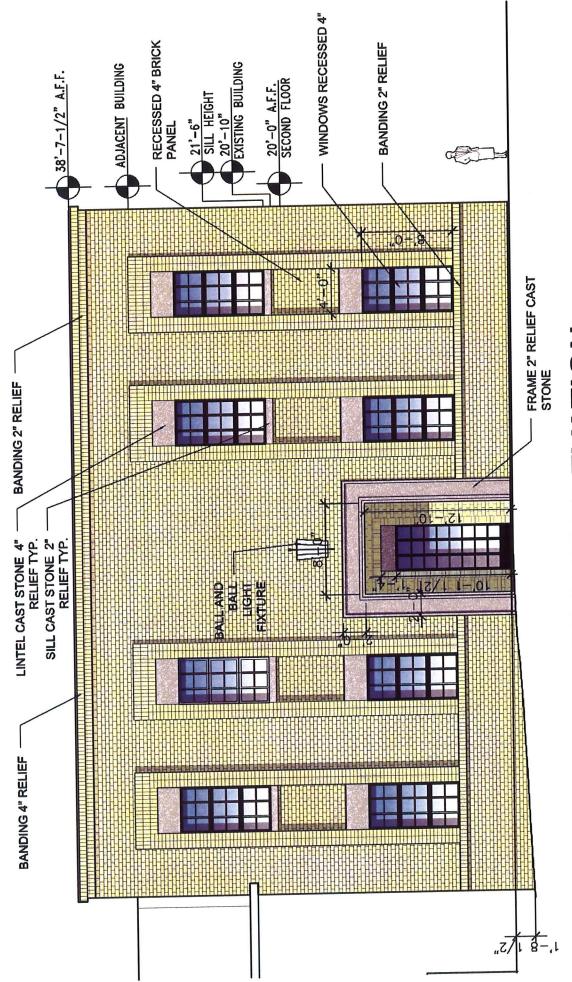


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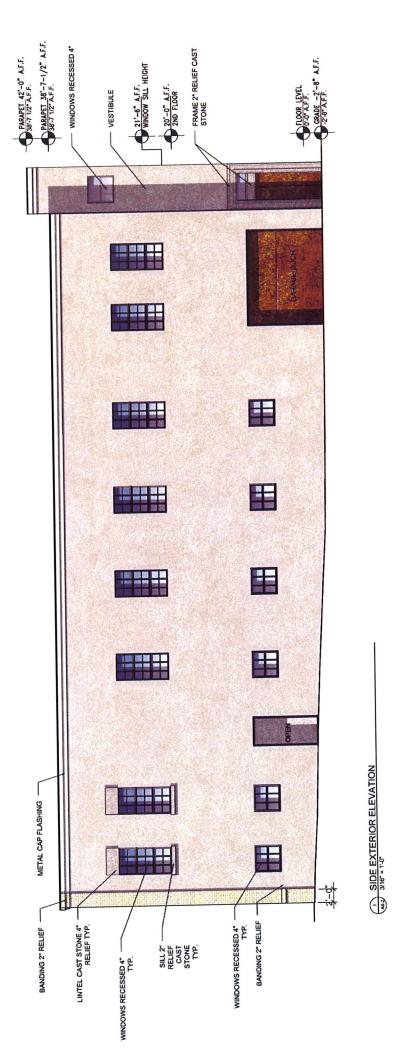


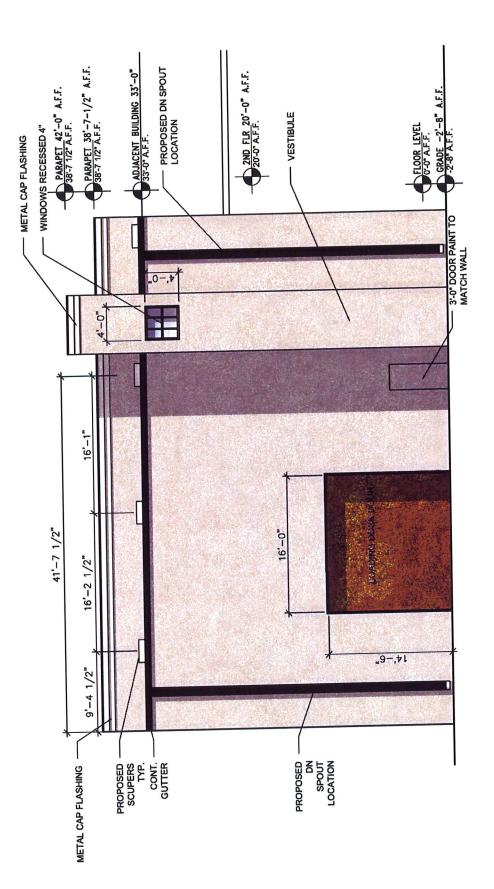
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COLORED FRONT ELEVATION





COLORED REAR ELEVATION



FRONT VIEW



SIDE VIEW



REAR VIEW

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Introduction:

The City of Minneapolis Planning Department (City) identified an area of potential effect for the project located at 602 1st Street North to be the entirety of both National Register of Historic Places listed districts, the St Anthony Falls Historic District and the Minneapolis Warehouse Historic District. The City further identified a smaller study area (study area) roughly bounded by 4th Avenue North to the Star and Tribune Printing Press and from Washington Avenue to Hennepin Avenue for closer examination. As requested by the City the following study identifies the quantity (number) of 1 to 1.5 story garage-type structures within the above referenced study area and provides information regarding each building's height, scale ,massing, Materials, setbacks, proportions of façade, directional emphasis, window size and type, details, colors, nature of openings and roof shapes. The following pages will contain an Individual Building Assessment that outlines the requested information followed by images of each building. In some cases address were not found so an adjacent address was used.

1. Address (adjacent address used as none was found for property):

110 1st Street North

Height: One story

Scale: One story structure between a two story structure and three-plus story structure.

Massing: Low rectilinear massing

Materials: Painted CMU

Setbacks: Approximately 3' back from adjacent buildings

Proportions of façade: Width is double the height. Garage and pedestrian opening

account for nearly half of façade.

Directional emphasis: Horizontal

Window size and type: <u>NA</u>

Details: NA

Colors: Beige

Nature of openings: 1 auto opening; 1 pedestrian opening. Both un-glazed

Roof shapes: Flat with skylight



110 1st Street North/Front View

Address:

119 1st Street North

Height: 1 story

Scale: One story structure with alley/parking on east side and two story building on west

side.

Massing: Low boxy massing.

Materials: Painted CMU and brick.

Setbacks: In line with adjacent building presumed 0' setback.

Proportions of façade: Width is 1.5 times the height. Storefront accounts for most of

façade.

Directional emphasis: Horizontal

Window size and type: <u>Two industrial steel sash side windows approximately 2.5'x2'.</u> <u>Façade is mainly a storefront comprised of a ribbon of double-hung windows and an industrial steel sash side windows approximately 2.5'x2'.</u>

entrance door.

Details: Clay tile parapet caps. Brick capital on pilaster.

Colors: Gray with black.

Nature of openings: See window type and size.

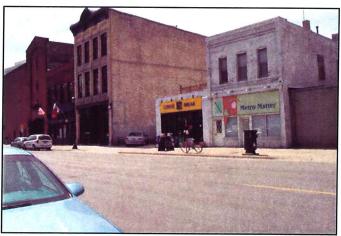
Roof shapes: Flat roof with deck and stepped parapet.



119 1st Street North/ Front and Side View



119 1st Street North/Side View



119 1st Street North/Front Side

Address:

128 (?) 1st Street North

Height: 1 story

Scale: <u>Sits on the corner of 1st street and 2nd Avenue</u>. <u>One story structure with walk way on east side and sidewalk on west side</u>. <u>Stepped front façade hides long low-pitched gable roof behind</u>.

Massing: low, long rectilinear building with stepped façade.

Materials: Brick front façade, painted CMU sides.

Setbacks: In line with adjacent building, presumed 0' setback.

Proportions of façade: Building is approximately 2 times as wide as it is high.

Directional emphasis: <u>Horizontal emphasis is carried by rhythm of windows</u>. <u>Stepped façade begins to intimate verticality</u>.

Window size and type: <u>Four large evenly spaced steel industrial sash awning windows</u> dominate the front façade. Windows sit up approximately 7' off sidewalk and have <u>vertical proportions.</u>

Details: Stepped parapet, large elevated windows

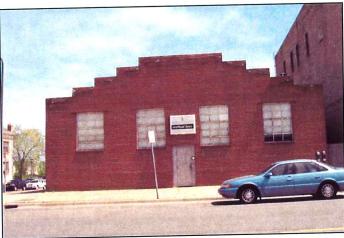
Colors: reddish-brown brick. Grey CMU

Nature of openings: Evenly spaced and located above head height.

Roof shapes: Gable



128 1St North/Front View



128 1St North/Front View



128 1St North/ Side View



128 1st North/Side View

4. Associated Address:

125 1st Street North (assessment is of attached rear 1 story section)

Height: 1 story

Scale: One story building attached to three story structure. Attached to the structure on the east is another one story gabled roofed building constructed out of CMU.

Massing: low one story gabled structure attached to three story commercial building.

Materials: Brick

Setbacks: 0'

Proportions of façade: Building is 3-4 times as wide as it is tall.

Directional emphasis: Horizontal

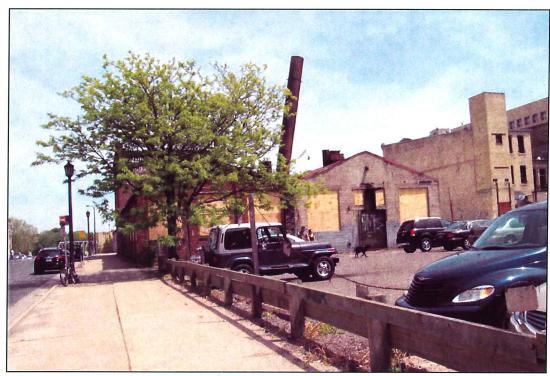
Window size and type: NA

Details: Main façade is divided into 8 evenly spaced bays. Large window openings (now boarded up) set within each bay dominate the façade and reinforce the horizontal emphasis.

Colors: Reddish-brown brick

Nature of openings: Large and evenly spaced.

Roof shapes: Gable bisected by brick wall.



125 1st Street North/Rear View



125 1st Street North/ Side and Rear View

Address (or adjacent address if none found): 5.

211 1st Street North

Height: One and one and a half stories

Scale: Shares wall with large 4 story building on east; alley and parking lot on west.

Massing: Very long and low building has an offset massing. Eastern half of building is 1.5 stories high and west half is 1 story.

Materials: Primarily painted CMU, stucco and some brick.

Setbacks: 0'

Proportions of façade: Façade reads as two separate buildings bisected by a brick pilaster. One side is served by a large garage-door type opening, the other by a storefront entrance system.

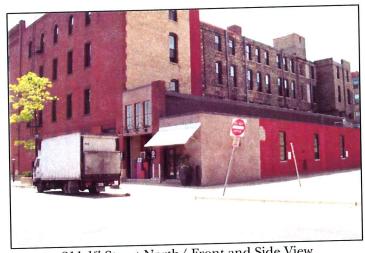
Directional emphasis: looking at the building from a 3/4 view the directional emphasis is horizontal.

Window size and type: Windows have a more vertical orientation and appear to be fixed on the front elevation and single hung on the side elevation.

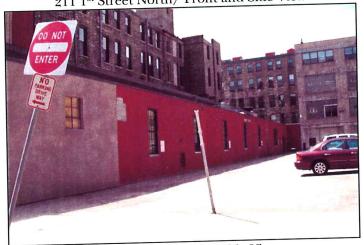
Details: Brick pilaster visually divides building.

Colors: Red paint, beige stucco, reddish-brown brick.

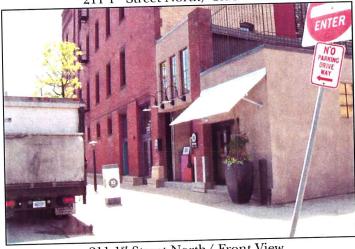
Nature of openings: One pedestrian and one automobile turned storefront.



211 1st Street North/ Front and Side View



211 1st Street North/ Side View



211 1st Street North/ Front View

6. Address (adjacent address used):

226 1st Street North

Height: One story plus parapet

Scale: Shares wall with 2 story building on east; parking lot on west

Massing: Rectilinear

Materials: Brick front façade and CMU walls

Setbacks: 0'

Proportions of façade: Façade is slightly wider than it is tall

Directional emphasis: Accent bands are emphasize the horizontal

Window size and type: There are two storefront-type windows on the front façade.

Details: <u>rusticated cast stone accents</u>; <u>keystone segmental arch</u>; <u>corbelled brick horizontal banding</u>.

Colors: Red brick, whitish cast stone, gray CMU.

Nature of openings: There are no doors on the main façade or exposed side façade. It appears that building is entered through the adjacent attached structure.



2261st Street North/Front View



2261st Street North/Front and Side View

 $602\ 1^{st}\ street\ North\\ 06026.00\\ 06/12/06$

Individual Building Architectural Evaluation

Address:

606 1st Street North

Height: 2-plus stories

Scale: 5 story building to the west, one story to the east

Massing: Rectilinear massing

Materials: Painted CMU

Setbacks: 0'

Proportions of façade: Main faced is roughly square

Directional emphasis:

Window size and type: NA

Details: Metal awning

Colors: Gray

Nature of openings: 1 automobile entrance



606 1st Street North/Front View

Address: 8.

644 (?) 1st Street North

Height: 1 story

Scale: 5 story building to the east, one story to the west

Massing: rectilinear

Materials: Brick, sandstone and metal

Setbacks: 0'

Proportions of façade: Building is 3 times as wide as it is long. The building is divided into two unequal major bays by large pilasters with the larger bay further divided into three smaller bays with smaller pilasters.

Directional emphasis: Horizontal

Window size and type: Mainly a storefront type system

Details: Sandstone accents. There is one narrow metal column in the smaller of the two large bays.

Colors: Yellow brick and salmon-reddish sandstone

Nature of openings: <u>Large storefront typo openings with a pedestrian entrance roughly</u> at the center of the building.



644 1st Street North/Front View

9. Address:

700 1st Street North

Height: 1 story

Scale: 5 story building to the east, one story to the west

Massing: Rectilinear

Materials: painted brick

Setbacks: 0'

Proportions of façade: The façade is roughly 3.5 times as wide as it is tall. The façade is divided into four equidistant bays by brick pilasters.

Directional emphasis: Horizontal

Window size and type: NA

Details: Metal awning, brick pilasters

Colors: Red-orange

Nature of openings: 1 pedestrian glazed double door



700 1st Street North/Front View

10. Address:

117 2nd Street North

Height: 1.5 story main entrance section; one story shipping and receiving section.

Scale: The whole building is visually divided into 3 sections by a visible vertical joint. The westernmost section is 1.5 story at the entrance (it drops down to 1 story just past the entrance area) and shares a wall with 2 story building to the west. The center section is approximately as wide as the entrance section and contains four evenly spaced large window openings and a garage-type door. The eastern-most section is slightly narrower than the other two sections and contains only three evenly spaced large windows (one has been converted into a pedestrian door) and a garage-type door. Immediately adjacent to the eastern-most section is a parking lot.

Massing: low and linear

Materials: Brick and CMU

Setbacks: 0'

Proportions of façade: <u>Building is long and low and takes up approximately 1/3 of the street frontage of the block.</u>

Directional emphasis: Horizontal

Window size and type: Windows are fixed metal frame

Details: Soldier course bands at base of building, across window lintel, and at the cornice.

Colors: Red brick

Nature of openings: See scale description above



117 2nd Street North/ Front and Side View



117 2nd Street North/ Front View



117 2nd Street North/ Front View



117 2nd Street North/Front View

11. Address

310 2nd Street North

Height: <u>Structure is built in a gully</u>. Front is 1 story elevated off sloping sidewalk; grading drops sharply from street to rear exposing an additional level below the street level.

Scale: Building to east is one story; driveway and surface parking to the west

Massing: <u>Building massing steps away from street creating a porch-like space on the front.</u>

Materials: Painted masonry

Setbacks: 0'

Proportions of façade: Façade is twice as wide as it is high.

Directional emphasis: Façade has a horizontal emphasis

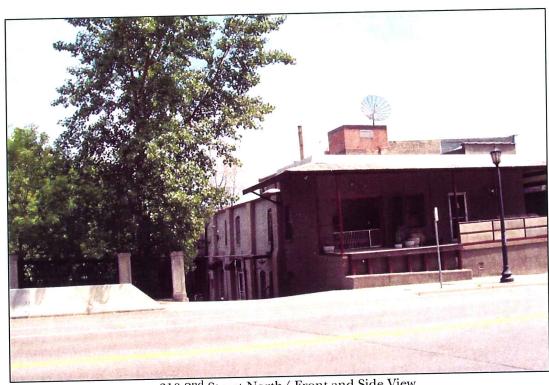
Window size and type: One window on front façade appears to be a residential double-hung window. West faced appears to have residential double-hung windows.

Details: Loading dock bollards; metal canopy/roof

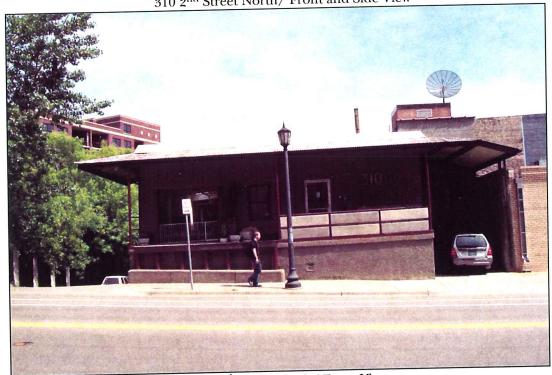
Colors: gray

Nature of openings: Front façade contains one small garage-type opening, one residential window and one pedestrian door.

Roof shapes: Flat except for front canopy



310 2nd Street North/ Front and Side View



310 2nd Street North/ Front View

12. Address

715 2nd Street North

Height: <u>large warehouse/distribution type structure approximately 1.5 to 2 stories in height.</u>

Scale: <u>large warehouse/distribution type building with parking /loading to the west and vacant land to the east.</u>

Massing: Long, low rectilinear massing

Materials: Brick and CMU

Setbacks: approximately 3'-5'

Proportions of façade: See scale

Directional emphasis: Mass of building gives it a horizontal emphasis

Window size and type: Windows that are present are a fixed metal frame

Details: NA

Colors: <u>orange-reddish brick</u>

Nature of openings: Oversize truck door and a pedestrian door



715 2nd Street North/ Front and Side View

13. Address

807 (?) 2nd Street North

Height: Windowless 1.5 to 2 story building

Scale: 1.5 to 2 story structure with parking on 3 sides

Massing: Articulated boxy massing

Materials: Brick and CMU

Setbacks: approximately 3'-5'

Proportions of façade: Building is wider than it is tall

Directional emphasis: CMU base emphasizes the horizontal massing

Window size and type: NA

Details: CMU screen wall and cornice/parapet accent; soldier course banding;

decorative tile insets

Colors: orange-reddish brick, gray CMU

Nature of openings: One pedestrian door



807 2nd Street North



807 2nd Street North



807 2nd Street North

Address 14.

06/12/06

201 Washington Avenue

Height: 1 story

Scale: 1 story structure on corner with one story structure immediately on the west and

parking lot to the south.

Massing: Low, rectilinear massing

Materials: Masonry, Brick, stucco

Setbacks: approximately 0'

Proportions of façade: Building is 3 times as wide as it is tall along Washington

Directional emphasis: Horizontal

Window size and type: two retail metal frame fixed windows adjacent to corner entrance

Details: Washington Avenue façade is defined by a patterned cementitious tile.

Colors: Gray

Nature of openings: one pedestrian entrance on corner, one pedestrian door at western end and one pedestrian door at southern end.



201 Washington Avenue/ Front and Side View

15. Address

06/12/06

207-209 Washington Avenue

Height: 1 story

Scale: 1 story structure with 1 story building to the west and 3 story building to the east.

Massing: Low, rectilinear massing

Materials: Stucco-like finish

Setbacks: approximately 0'

Proportions of façade: <u>Building is 2.5 times as wide as it is tall.</u> <u>Building is divided into two bays by pilaster.</u> <u>Each bay holds separate business.</u>

Directional emphasis: Horizontal

Window size and type: <u>Each bay has metal frame glazed entrance door flanked by horizontal metal frame windows.</u>

Details: Lap siding panels mark the entrances

Colors: Gray and beige

Nature of openings: Each bay (business) has a glazed entrance door



207-209 Washington Avenue/ Front View

16. Address

215 Washington Avenue

Height: 1 story

Scale: 1 story structure with 3 story building to the east and parking lot to the west

Massing: Low, rectilinear massing

Materials: Brick

Setbacks: approximately 0'

Proportions of façade: Building is 2.5 times as wide as it is tall. Building façade is defined by two garage door openings: one is an oversize truck opening with overhead door; the other opening is in filled with a double pedestrian entrance door. Two oversized fixed metal frame windows bookend the garage door openings.

Directional emphasis: Horizontal

Window size and type: Two oversized fixed metal frame windows bookend the garage door openings.

Details:

Colors: paint stripped red brick

Nature of openings: See "proportions" section



215 Washington Avenue/ Front View



215 Washington Avenue/ Front and Side View

602 1st street North 06026.00 06/12/06

Individual Building Architectural Evaluation

17. Address

301 Washington Avenue

Height: 1 story

Scale: 1 story structure on corner with three story structure immediately on the west and parking lot to the south.

Massing: Low, linear massing

Materials: stucco-like finish

Setbacks: approximately 0'

Proportions of façade: <u>Building is 3 times as wide as it is tall along Washington and is broken into two even sections.</u> The top of the building is defined by a series of waves that <u>make up the parapet.</u>

Directional emphasis: Horizontal

Window size and type: <u>Easternmost section has four evenly spaced multi-paned vertically oriented fixed windows</u>. Corner section has corner entrance and flanking fixed 4-lite windows and single pedestrian door towards the middle of the building along <u>Washington</u>.

Details: <u>Checkerboard pattern on base of building; curvilinear wave along top of building.</u>

Colors: black and white checkerboard; blue stucco-like material; red metal

Nature of openings: See "proportions" section

Roof shapes: Flat (except for parapet)



301 Washington Avenue/ Front and Side View

18. Address

507 Washington Avenue

Height: 1 story

Scale: 1 story structure on surrounded on three sides by parking lot.

Massing: Low, rectilinear massing

Materials: Painted CMU; vertical wood board; simulated stone.

Setbacks: 0'

Proportions of façade: Building is 1.5 times as wide as it is tall along Washington.

Directional emphasis: Horizontal

Window size and type: <u>Front façade contains two square fixed windows adjacent to pedestrian entrance.</u>

Details: <u>Vertical board siding above door along front façade</u>; <u>simulated stone along front façade</u>.

Colors: Green painted CMU; natural wood; beige, yellowish, gray stone.

Nature of openings: See "proportions" section

Roof shapes: Flat (including small stair bump up)



507 Washington Avenue/ Front and Side View

602 1st street North 06026.00 06/12/06

Individual Building Architectural Evaluation

19. Address

525 Washington Avenue

Height: 1 story except at corner where vestibule tower extends to two stories

Scale: 1 story structure on corner with 4 story building to the east and five story building across narrow gap on the west.

Massing: Low, rectilinear massing

Materials: Brick, cast stone, glass

Setbacks: 0'

Proportions of façade: <u>Building is approximately 6 times as wide as it is tall along Washington</u>. The Washington Avenue façade is broken into 5 evenly spaced bays and a <u>sixth wider bay using brick pilasters</u>. Inset into the five evenly spaced bays are metal <u>frame glazed storefront system with a segmental arch</u>. The sixth bay is used for auto <u>entrance</u>. Corner of building is vestibuled pedestrian entrance.

Directional emphasis: Horizontal

Window size and type: Storefront gazing system with segmental arch.

Details: Cast stone banding; segmental arches, strong rhythm;

Colors: Beige and brown

Nature of openings: See "proportions" section

Roof shapes: Flat (including corner tower)



525 Washington Avenue/ Front and Side View

602 1st street North 06026.00 06/12/06

Individual Building Architectural Evaluation

20. Address

607 Washington Avenue

Height: 1 story false-front with gable roof behind

Scale: 1 story structure on corner with 7 story building to the west and a separation/alley and 8 story building to the south.

Massing: Rectilinear massing

Materials: Brick

Setbacks: 0'

Proportions of façade: <u>Building is approximately 2.5 times as wide as it is tall along Washington</u>. The Washington Avenue façade is broken into 3 evenly spaced sections each containing a truck-sized opening that is in filled and which is defined by a brick surrounds. The 6th avenue secondary faced maintains the large brick surround opening for 3 bays and then transitions into a loading dock with several overhead doors and industrial steel sash windows.

Directional emphasis: Horizontal

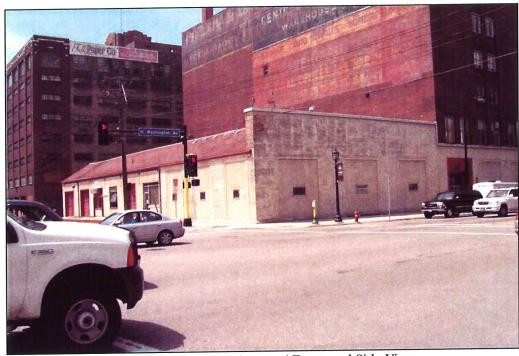
Window size and type: Along Washington there are small rectangular fixed windows in each infill opening.

Details: brick surrounds

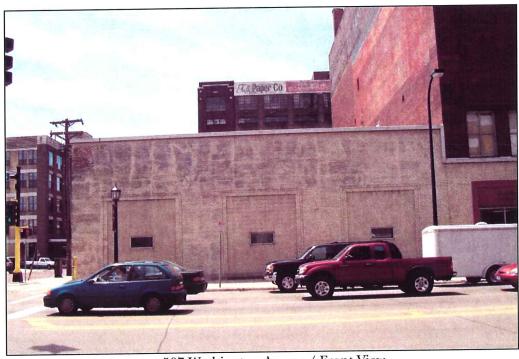
Colors: cream-white

Nature of openings: See "proportions" section

Roof shapes: Gable



607 Washington Avenue/ Front and Side View



507 Washington Avenue/ Front View

21. Address

701 Washington Avenue

Height: 1 story building attached to a 7 story building on the east

Scale: 1 story building attached to a 7 story building on the east and parking lot on west and south

Massing: Low-rectilinear massing

Materials: Brick and concrete

Setbacks: 0'

Proportions of façade: Building is approximately 4 times as wide as it is tall along Washington. The Washington Avenue façade contains a series of evenly spaced fixed windows and concrete base. There is a pedestrian entrance on west end.

Directional emphasis: Horizontal

Window size and type: The Washington Avenue façade contains a series of evenly spaced, vertically oriented, fixed windows. The west façade contains storefront style metal frame openings.

Details: Thin masonry slip-sills

Colors: cream-white

Nature of openings: See "proportions" section



701 Washington Avenue/ Front and Side View



701 Washington Avenue/ Front and Side View

22. Address

921 Washington Avenue

Height: 1 story building

Scale: 1 story building surrounded by parking on three sides

Massing: Low-rectilinear massing

Materials: Painted brick

Setbacks: 0'

Proportions of façade: <u>Building is approximately 3 times as wide as it is tall along</u>

<u>Washington.</u> The Washington Avenue façade contains a series of small evenly spaced square fixed windows. There is a pedestrian centered on the Washington Avenue façade.

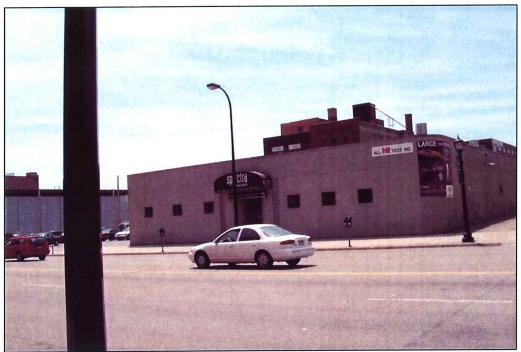
Directional emphasis: Horizontal

Window size and type: <u>The Washington Avenue façade contains a series of small evenly spaced square fixed windows.</u>

Details:

Colors: Gray

Nature of openings: See "proportions" section



921 Washington Avenue/ Front and Side View



701 Washington Avenue/ Front View

23. Address

212 2nd Avenue North

Height: 1.5 story building

Scale: 1 story building surrounded by parking on three sides

Massing: Low-rectilinear massing

Materials: Two tones of brick: reddish-brown on base; yellowish-bronze above

Setbacks: 0'

Proportions of façade: <u>Building is approximately 5 times as wide as it is tall along Second Avenue</u>. The Second Avenue façade contains a series of evenly spaced horizontal glass-block windows. There is a non-descript metal pedestrian door at the corner of 2nd Avenue and 2nd Street. There are two truck-sized doors and one metal pedestrian door at southern end of 2nd Avenue façade.

Directional emphasis: Horizontal

Window size and type: <u>The Second Avenue façade contains a series of evenly spaced horizontal glass-block windows.</u> Windows are located approximately 10' to 12' off the ground.

Details: <u>Header course of brick creating strong horizontal band at intersection of two brick colors.</u>

Colors: Two colors of brick: reddish-brown on base; yellowish-bronze above

Nature of openings: See "proportions" section



212 2nd Avenue North/Side View



212 2nd Avenue North/ Front and Side View



212 2nd Avenue North/Front View



212 2nd Avenue North/Front and Side View

24. Address

107 3rd Avenue North

Height: 1 story building

Scale: 1 story building with 3 story building adjacent to the north, and parking lot to the

south.

Massing: A series of segments makes up the buildings massing

Materials: Mainly brick and CMU

Setbacks: 0'

Proportions of façade: Building is approximately 2 times as wide as it is tall along 3rd Avenue. The 3rd Avenue façade contains three small bays: one central bay with glazed entrance doors and transoms; flanking bays with vertically oriented metal windows. Window sills appear to be cast stone. There is a metal stair that runs up along the south side and cuts over the top of the building to the adjacent building. The building extends eastward into the center of the block in two main sections: the orange CMU middle section and a gray CMU section that contains various sized window and door openings as well as an overhead automobile door.

Directional emphasis: Horizontal

Window size and type: See "proportions" section

Details: canted cast stone sills; simple metal cornice

Colors: Brick is red; CMU is painted orange and gray.

Nature of openings: See "proportions" section



107 3rd Avenue North/ Front and Side View



107 3rd Avenue North/ Front and Side View

25. Address

126 3rd Avenue North

Height: 1 story building

Scale: 1 story building on corner; one story building adjacent to the west, 2-plus story

building adjacent to the north.

Massing: Low-rectilinear massing

Materials: Brick and stone

Setbacks: 0'

Proportions of façade: <u>Building is approximately 3 times as wide as it is tall along Second</u> Avenue. The 3rd Avenue façade contains a series of arched window openings of varying sizes but all vertically oriented. There are two arched pedestrian door openings and two larger openings (one overhead door, one in filled with wood) both appear to have been made by enlarging an arched opening. The 2nd Street façade contains three evenly spaced, tall and narrow arched openings and one wider arched opening at the 3rd Avenue and 2nd Street corner.

Directional emphasis: Horizontal

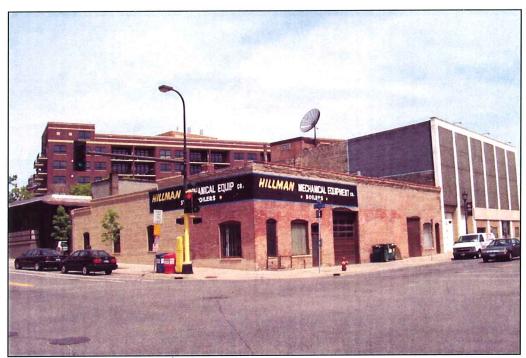
Window size and type: See "proportions" section

Details: Corbelled cornice; thin masonry slip sills; double row of header courses make up

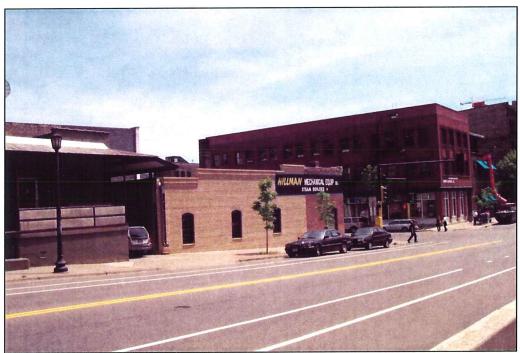
the arches; clay tile parapet caps.

Colors: Two colors of brick: reddish-brown and cream painted brick

Nature of openings: See "proportions" section



126 3rd Avenue North/ Front and Side View



126 3rd Avenue North/ Front and Side View